

Does your inspection report meet the minimum standards?

HOME INSPECTION REPORT PERFORMANCE REVIEW

BASED ON 266 CMR

There are many professions recognized by the Commonwealth of Massachusetts. Home Inspectors are one of newest professionals recognized as of May 1, 2001. The report generated by a Home Inspector covers the many systems in a house, as a result home inspections are very complex and so are the regulations.

This document is intended to give Home Inspectors an opportunity to review their report to ensure it complies with the minimum standards of 266 CMR. It can also give a home inspection client an opportunity to check their home inspection report for compliance. In effect this document becomes a tool that can also be used by realtors, attorneys, sellers and anyone concerned regarding the performance of a Home Inspector.

The following is a condensed version of 266 CMR Section 6.00: Standards of Practice. Items that only have to be observed and items not required to be reported on have been omitted from this review.

The right hand column is provided for comments, checking off items found in the home inspection report, and writing down the page and/or section where the item is found in the report being reviewed.

Many of the following questions require a yes or no answer, as these items do not have to appear in the written home inspection report. Due to the type of house inspected, some items may not be applicable, therefore N/A should be written in the comment column. Where the comment column is blank, please indicate the page and/or section where the information was found in the report. When the information is not found, indicate with N/F. Note: Questions with yes and no prompts in the comment column can only be answered by the Home Inspector's client or if you were present at time of inspection.

At the end of this review no blanks should be left in the comment column. No N/F's should be in the comment column as they may indicate an unprofessional report and performance by the Home Inspector.

Report Performance ReviewComments, checks &
page #'s, etc.

6:01: Access, Purpose and Scope	
Was a written contract provided? Circle answer	Yes No
Was the client provided with an original copy of contract?	Yes No
Was a confidential written report provided to the client only?	Yes No
Was a copy of the report given to anyone else without the client's permission? Yes No If yes, who?	
Did the Home Inspector notify, either verbally or in writing, that the answers to the following six questions should have been ascertained from the seller and are relevant to the purchase of a house and may not be readily observable through inspection?	Yes No
1. History of water penetration in basement and/or crawl space?	
2. If the dwelling is on public or private sewage system?	
3. If the dwelling has been tested for radon gas?	
4. If the dwelling has been inspected for insect infestation?	
5. If the dwelling has been previously inspected by a Home Inspector, and if the seller is willing to disclose such report?	
6. If there is an underground storage tank on the property?	
6:02: System: Roofing	
Were the method/s used to observe the roof reported on? Write in page and/or section found in the report.	
Was the type of roof covering/s described?	
Was the condition of the roof reported on?	
Was the condition of the exposed roof drainage systems reported on? (gutters & downspouts etc.)	
Was the condition of the exposed flashings reported on?	
Was the condition of the skylights reported on?	
Was the condition of the exterior of chimney/s reported on?	
Was the condition of the roof penetrations reported on?	
Were any/all signs of previous leaks reported on?	

6:03: System: Exterior		
Was the type of wall cladding material/s described?		
Was the condition of the exposed wall cladding reported on?		
Was the condition of the deck/s reported on?		
Was the condition of the balconies reported on?		
Was the condition of the stoops reported on? (landings)		
Was the condition of the steps reported on?		
Was the condition of the areaways reported on? (window wells)		
Was the condition of the porches reported on?		
Was the condition of the railings reported on?		
Was the condition of the eaves reported on?		
Was the condition of the soffits reported on?		
Was the condition of the fascias reported on?		
Was the condition of the corner boards reported on?		
Were all entry doors operated by the Home Inspector?	Yes	No
Was the garage door operated?	Yes	No
Was it reported on whether or not the automatic reverse or stop mechanism of the garage door/s functioned?		
Was the slope of the earth as it impacts the structure reported on?		
6:04: System: Structural Components		
Was the type of foundation material/s described?		
Was the condition of the exposed foundation reported on?		
Was the type of basement floor described?		
Was the condition of the basement floor reported on?		
Was the type of superstructure floor system described?		
Was the condition of the girders reported on?		
Was the condition of the sills reported on?		
Was the condition of the floor joists reported on?		
Was the type of columns described?		
Was the condition of the columns reported on?		
Was the type of roof structure described? (rafters, trusses etc.)		
Was the type of roof sheathing described?		
Did the Home Inspector probe exposed readily accessible structural components where deterioration is suspected?	Yes	No
Did the Home Inspector enter readily accessible under floor crawl spaces and attic spaces?	Yes	No
Were the method/s used to observe the under floor crawl spaces reported on?		
Were the method/s used to observe the attic spaces reported on?		
Were signs of previous water penetration into the dwelling reported on?		

6:05: System: Electrical	
Was the size of the main service disconnect reported on? (amperage)	
Was the voltage of the main service disconnect reported on?	
Were the service entry conductor materials reported on?	
If the service entry conductor is aluminum, was it reported on if the tips were coated with a corrosion inhibitor?	
If the service entry conductor is aluminum, was it reported on if the over load device is rated for aluminum?	
Was it reported on if the service type is overhead or underground?	
Was the number of branch circuits in the panel/s reported on?	
Was the type of branch circuit conductor materials reported on?	
If the branch circuit conductor is aluminum, was it reported on if the tips were coated with a corrosion inhibitor?	
If the branch circuit. conductor is aluminum, was it reported on if the over load device is rated for aluminum?	
Was the compatibility of the overload protection devices compared to the size of the protected conductors reported on?	
Was the type of the branch circuit wiring described?	
Was it reported on if there is ground fault protection provided?	
Was it reported on if the system is grounded?	
6:06: System: Plumbing	
Was the type of water supply piping material described?	
Was the type of distribution piping material/s described?	
Were the types of drain, waste and plumbing vent piping materials described?	
Was the type of water heating equipment described?	
Was the water heating equipment's flue pipe reported on?	
Was the capacity of the water heating equipment reported on?	
Did the Home Inspector operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house if readily accessible?	Yes No

6:07: System: Heating		
Was the type of energy source reported? (oil, gas, electric, etc.)		
Was the type of heating equipment reported on?		
Was the type of distribution system described? (piping, ductwork, etc.)		
Was the heating system operated using normal operating controls? (thermostat)	Yes	No
Was the condition of the heating system reported on?		
Were the readily accessible and operable access panels provided by the manufacturer or installer for routine homeowner maintenance opened?	Yes	No
6:08: System: Central Air Conditioning		
Was the central air conditioning system operated using normal operating controls? (with thermostat, weather permitting)	Yes	No
Were the readily accessible operable access panels provided by the manufacturer or installer for routine homeowner maintenance opened?	Yes	No
Was the condition of the central air conditioning system reported on?		
6:09: System: General Interior Conditions		
Was at least one window per room operated?	Yes	No
Was at least one interior doors per room operated?	Yes	No
Were signs of water penetration reported on?		
Were the types of exposed floor materials described?		
Were the types of exposed wall materials described?		
Were the types of exposed ceiling materials described?		
6:10: System: Insulation and Ventilation		
Was the existence of insulation in unfinished spaces reported on?		
Was the absence of insulation in unfinished spaces at conditioned surfaces reported on?		
Was the type of ventilation reported on?		
Was the presence or absence of ventilation in kitchen reported on?		
Was the presence or absence of ventilation in bathroom/s reported on?		

If there are any Not Found's (NF's), No's or questions you do not know how to answer, recommend contacting your Home Inspector for assistance. Your Home Inspector should know his/her inspection report thoroughly and be able to direct you to the answers in your report.

After spending the time reviewing your home inspection report with the aid of this document, hopefully you have realized your home inspection report is of a professional quality. If not, it is recommended you contact your Home Inspector to discuss and for remedies.

The Commonwealth of Massachusetts Office of Consumer Affairs and Division of Professional Licensure has produced a flyer entitled *Home Inspectors Facts For Consumers*. This flyer is required to be given to all buyers by the seller or their agents at the time of signing the first written contract to purchase (offer). It explains how to file a complaint to the Board of Registration of Home Inspectors. A complaint form can be downloaded from the Division's website at <http://www.state.ma.us/reg/boards/forms/complaint.pdf>.

A complete copy of 266 CMR can be purchased at the state bookstore or downloaded from the Board of Registration of Home Inspectors website at http://www.state.ma.us/reg/boards/hi/rule_reg.htm.